



NOTICE OF DECISION

DECISION DATE	February 23, 2018
APPLICANT	Wayne Nelsen Encompass Engineering & Surveying 165 NE Juniper Street, 201 Issaquah, WA 98027
PROJECT NAME AND NUMBER	VERISTONE 1 ISSAQUAH SHORT PLAT SP17-00005
REQUEST	A request to subdivide an existing one (1) acre parcel into four single family lots. The existing residential structure on the site would be demolished.
PROJECT LOCATION	1055 NW Inneswood Drive
PARCEL NUMBER(S)	2824069231
COMPREHENSIVE PLAN DESIGNATION	Low Density Residential
SUBAREA	Squak Mountain
ZONING DISTRICT	Single Family Suburban (SF-S)
DECISION	The Development Services Department conditionally approves the application for the Veristone 1 Issaquah Short Plat. Approval of the application is based on material submitted and deemed complete/sufficient on January 12, 2018.

I. BACKGROUND

Issaquah Municipal Code (IMC) 18.13.370, Review Procedures.

- A. Short plats are reviewed through a Level 2 process.
- B. Copies of the application shall be submitted to the Permit Center.
- C. The proposed short plat shall have public notification in accordance with IMC 18.04.180, Public notification.
- D. The Planning Director/Manager is authorized to approve, approve with modifications, or deny the application for short plat. The applicant will be notified in writing by the Planning Director/Manager as to the requirements for the filing of the short plat or its denial.
- E. The decision of the Planning Director/Manager shall be final unless an appeal is filed in accordance with IMC 18.04.250, Administrative appeals.

IMC 18.04.400 of the Land Use Code authorizes the Development Services Department to review short plat applications through a Level 2 Review process (administrative review and approval).

The Notice of Application (NOA) was sent to surrounding property owners on August 4, 2017 (Exhibit C). A 14-day public comment period was provided ending on August 19, 2017. One e-mail was received from an adjacent property owner (Exhibit D). The property owner's concerns relating to mature tree removal, drainage, and building height will be reviewed for compliance with the City's Codes during the Site Work and Building Permit phases. An additional concern relating to loss of views may only be mitigated through compliance with the City's tree retention and tree density requirements, and with compliance with the City's maximum height limit for the SF-S zone. No other City Codes pertaining to loss of views would require the applicant to build one story buildings on Lots 3 and 4.

Proposal

On May 5, 2017, the applicant, Wayne Nelsen with Encompass Engineering & Surveying, submitted an application (Exhibit A) requesting to short plat to subdivide one approximately one-acre parcel located at 1055 NW Inneswood Drive into four (4) single-family suburban lots in accordance with the existing zoning designation for the property. On June 13, 2017, the City of Issaquah Development Services Department determined that the application is sufficient/complete.

Related Permits

A demolition permit will be required for the demolition of one (1) existing residential structure on the project site. The demolition must occur prior to recordation of the short plat. Subsequent Site Work and Building Permits shall be required for installation of all required utilities and site improvements, and the construction of four (4) single family residential structures, respectively.

II. REASONS FOR DECISION:

1. The proposal is consistent with IMC 18.13.350, Application.

- A. Create legal building sites with respect to zoning and health regulations.

Response: The four (4) new lots each meet the minimum lot size required for the SF-S

zone, which is 9,600 square feet. Single family residential structures are a permitted land use within the SF-S zone. The applicant plans to construct one single family residence on each lot. Development standards (found in IMC 18.07.360, District standards) required for construction on each lot (including setbacks, impervious surface limits and building height) will be reviewed with the Building Permit applications.

- B. Establish access to a public road for each segregated parcel.

Response: Lots 1 and 2 will gain access from Northwest Inneswood Drive, an existing legal public road. Lots 3 and 4 will have access via the recordation of access easements through Lots 1 and 2, respectively.

- C. Contain suitable physical characteristics; a proposed short plat may be denied because of critical areas (flood, inundation, wetland (swamp) conditions or steep slopes); or construction of protective improvements may be required as a condition of approval

Response: The proposed short plat is in an existing single-family residential neighborhood, and is not located within a mapped floodplain or critical area.

- D. Consider adjacent municipal and King County subdivision standards, if applicable, in addition to the requirements of this Code.

Response: The short plat is entirely within the municipal boundaries of the City of Issaquah, and is not adjacent to King County land or any other municipal boundary.

- E. Provide for adequate drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes, as deemed necessary.

Response: Please see Number 6, Required improvements, below.

2. State Environmental Policy Act (SEPA)

Short plats are exempt from the requirements of SEPA, pursuant to WAC 197-11-800(6)(d).

3. Transportation Concurrency

The proposal was reviewed for Transportation Concurrency, per requirements of the Transportation Concurrency Management Code (IMC Chapter 18.15). New single family residences generate 1.01 PM peak hour trips per day. The proposed short plat would create 4 new lots and therefore would generate 4.04 new PM peak hour trips. This finding shall serve as the Certificate of Transportation Concurrency for the proposed short plat.

4. Tree Retention and Minimum Density

Tree Retention requirements per IMC 18.12.1385, and Minimum Tree Density requirements per IMC 18.12.1370, are required for subdivisions, including short plats. The site's compliance with these two standards shall be reviewed with the Site Work and Building Permit applications.

5. The proposal is consistent with IMC 18.13.380, Design standards.

- A. Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.

Response: The property is not within a mapped floodplain or critical area, and is therefore suitable for short platting.

- B. The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.

Response: A soils test was not required for this short plat application. Soils reports will be required with building permits for construction of future residential structures on the site.

- C. All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public rights-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short plat.

Response: Lots 1 and 2 have frontage and direct access onto a public street, Northwest Inneswood Drive. Northwest Inneswood Drive does not meet the current City of Issaquah Street Standards; therefore, frontage improvements will be required per Standard Detail T-11, *Typical Public Local Access Street (less than 1,500 VPD) Residential Areas*. The required improvements may include right-of-way dedication and construction of new sidewalks and planter strip on the half of the street abutting the plat property.

- D. The minimum land area for each lot shall be no less than the minimum allowed by IMC 18.07.360, District standards table 1, for the specific zone in which the proposed short plat is planned to be located, plus any additional area to be used for access easement and/or private roadway.

Response: The minimum lot size in the SF-S zoning designation is 9,600 square feet. The lot sizes for the four (4) new lots meet the minimum lot size in the SF-S zone, as follows:

- Lot 1, approximately 10,038 square feet
- Lot 2, approximately 9,600 square feet
- Lot 3, approximately 9,600 square feet
- Lot 4, approximately 9,600 square feet

6. The proposal is consistent with IMC 18.13.30, Required improvements.

The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare. Prior to approving any short plat, the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the division of land:

- A. Adequate water supply when necessary;
- B. Adequate method of sewage disposal;
- C. Provision for appropriate deed, dedications and easements;
- D. Storm drainage improvements and storm sewers when necessary;
- E. Fire hydrants when necessary;
- F. Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;
- G. Street lights when necessary;
- H. Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.

Response: The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision. The City's review of the application material included sewer, water, and stormwater information and determined they are adequate for the short plat approval. However, additional review for compliance with City Street Standards, utility standards, and Fire Marshal requirements will be conducted during the Site Work and Building Permit review phases.

III. RECORDATION

In accordance with IMC 18.13.400, all short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant. The following is required:

- A. Three (3) copies of the recorded Short Plat drawings shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections.
- B. One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Department.
- C. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

IV. EXPIRATION OF LAND USE PERMIT

The final decision approving the short plat is valid for three (3) years as specified by IMC 18.04.220(D), or as amended by the Land Use Code.

V. CONDITIONS OF APPROVAL

- 1. The existing residential structure shall be demolished prior to the recordation of the short plat. A demolition permit is required to be issued by the Development Services Department prior to demolition.

2. New residential structures shall submit a building permit with the City of Issaquah Development Services Department. Compliance with the City's Land Use Code for standards such as building setbacks, impervious surface maximums, and building heights shall be evaluated at the time of building permit review.
3. The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
4. Impact fees will be due with the issuance of Building Permits for the new lot, including: 1) Transportation Impact Fee, 2) Schools Impact Fee, 3) Parks Impact Fee, 4) Fire Impact Fee. These impact fees are required in addition to the SEPA mitigation fees for general services, police, pedestrian and bike facilities. The applicant shall receive impact fee credit for the existing lot and the existing residential structure.
5. Street frontage improvements are required to be constructed per the City of Issaquah Street Standards, Standard Detail T-11, *Typical Public Local Access Street (less than 1,500 VPD) Residential Areas*. The required improvements may include right-of-way dedication and construction of new sidewalks and planter strip on the half of the street abutting the plat property.
6. The new lots shall meet the minimum tree retention and minimum tree density requirements per IMC 18.12.1385 and IMC 18.12.1370, respectively. Compliance with these provisions shall be reviewed during with the Site Work and Building permits.
7. Compliance with the 2014 Ecology Stormwater Management Manual for Western Washington and 2017 Issaquah Addendum to the City adopted storm design manual are required.
8. All power services and utilities must be underground.
9. Water meter locations shall be determined by the Water Department. Meters shall be installed adjacent to each other.
10. Following the expiration of the appeal period of this Notice of Decision, the applicant shall provide the City with a mylar copy of the approved short plat for signatures. Mylars shall use the City of Issaquah short plat template. The land use file number of the short plat shall be placed on all mylar sheets.

VI. APPEALING THE DECISION

Section 18.04.250 provides the opportunity to appeal a decision for a short plat. A Closed Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative

appeals) of the Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and the required filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on March 9, 2018.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact Dan Martinez, Assistant Planner, at danielm@issaquahwa.gov or (425) 837-3124.



Dan Martinez, Assistant Planner
Development Services Department

2-23-2018

Date

LIST OF EXHIBITS

- A. Short Plat Application, received 05-05-2017
- B. Vicinity Map, created 08-04-2017
- C. Notice of Application, dated 08-04-2017
- D. Letter from residents, Andrew & Lee Anne Linnemann, dated 08-18-2017
- E. Plans prepared by Encompass Engineering & Surveying, dated 01-12-2018

Land Use Application #430361 - Veristone 1 Issaquah

Project Contact

Company Name: Encompass Engineering & Surveying
Name: Wayne Nelsen **Email:** wnelsen@encompasses.net
Address: 165 Ne Juniper Street 201 **Phone #:** 4253920250
Issaquah WA 98027

Project Type	Activity Type	Scope of Work
Any Project Type	Land Division	Short Plat

Project Name: Veristone 1 Issaquah
Description of Work: Short Plat

Project Details

Project Information

Use (s) - proposed	Single Family Residential
Use - existing	Single Family Residential

Clearing and Grading Information

Square feet of new impervious surface	6,664
Square feet of replaced impervious surface	8,886
Square feet of total impervious surface	15,550

Quantity and Size Specifications

Number of proposed lots	4
Property size in square feet	38837



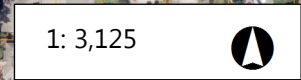
Exhibit B

Legend

Site Addresses

- RESIDENTIAL / MIXED USE
- COMMERCIAL
- GOVERNMENT / SCHOOLS
- RECREATION-RELATED
- IRRIGATION METER
- VACANT / UNKNOWN

Parcels



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.

AFFIDAVIT OF SERVICE OF MAILING

State of Washington)
County of King)
City of Issaquah)

Jennifer A. Woods, being first duly sworn, upon oath, deposes and states:

That on the 4th day of August, 2017, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

Notice of Application - SP17-00005
1055 NW Inneswood Short Plat

Jennifer A. Woods
Signed by

SUBSCRIBED AND SWORN to before me this 4th day of August, 2017



Lisa D. Laine
Notary Public in and for the State of Washington
residing at Summich, therein.



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Notice of Application

Project Name: 1055 NW Inneswood Drive Short Plat

Application: May 5, 2017
Application Complete: June 13, 2017
Notice of Application: August 4, 2017

Notice of Application Public Comment Period:

August 5, 2017 to August 19, 2017
(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): SP17-00005

Project Description: Subdivision of one developed lot into four lots with required utility and access improvements. If approved, the existing single family house will be demolished and new single family homes will be constructed on each of the four new lots. (See attached Vicinity Map)

Project Location: 1055 NW Inneswood Drive, Issaquah, WA 98027 (See attached Vicinity Map)

Size of Subject Area in Acres: 0.89 **Sq. Ft.:** 38,800

Applicant: Wayne Nelsen, 165 NE Juniper St., Ste 201, Issaquah, WA 98027

Phone: (425) 392-0250; Email: wnelsen@encompasses.net

Decision Maker: Development Services Department

Required City Permits: Short Plat Permit

Required City Permits, Not Part of this Application: N/A

REGULATORY INFORMATION

Zoning: Single Family Suburban (SF-S)

Comprehensive Plan Designation: Low Density Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:
Issaquah Municipal Code (IMC) 18.07 (Online at: issaquahwa.gov/codes_and_plans)

PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

CITY CONTACT INFORMATION

Project Planner: Dan Martinez, Assistant Planner
Phone Number: 425-837-3124
E-Mail: danielm@issaquahwa.gov

Development Services Department
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov



Vicinity Map: SP17-000005

Legend

Site Addresses

- RESIDENTIAL / MIXED USE
- COMMERCIAL
- GOVERNMENT / SCHOOLS
- RECREATION-RELATED
- IRRIGATION METER
- VACANT / UNKNOWN

□ Parcels



1: 3,125



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained hereon.

520.8 0 260.42 520.8 Feet

City of Issaquah GIS

ROBINSON RICHARD W+JANET E
1000 NW INNESWOOD DR
ISSAQUAH, WA 98027

BRIDGE JOHN W+BARBARA V
1030 NW INNESWOOD DR
ISSAQUAH, WA 98027

LAM BEN+FANNY
1099 NW PICKERING ST
ISSAQUAH, WA 98027

FARRIS ROBERT W JR+SIMONE R
1003 NW INNESWOOD DR
ISSAQUAH, WA 98027

QUIG ANDREW+LAWAN
1040 NW HONEYWOOD PL
ISSAQUAH, WA 98027

GOSS JAMES E+SUSAN M
1100 NW INNESWOOD DR
ISSAQUAH, WA 98027

CARTER PATRICK J+CORA G
1005 NW HONEYWOOD CT
ISSAQUAH, WA 98027

RUBENICH KATHLEEN ELIZABETH
1040 NW INNESWOOD DR
ISSAQUAH, WA 98027

KEMPE FREDERICK W
1105 NW INNESWOOD DR
ISSAQUAH, WA 98027

JONES RICHARD & GISELA
1005 NW INNESWOOD DR
ISSAQUAH, WA 98027

TURRIN JOHN C+DIANA H
1050 INNISWOOD DR
ISSAQUAH, WA 98027

SUTTMEIER WILLIAM P & J
1110 NW INNESWOOD DR
ISSAQUAH, WA 98027

CHUNG I-HSIA
1010 NW INNESWOOD DR
ISSAQUAH, WA 98027

COE JOHN A+COE MICHELLE A
1050 NW HONEYWOOD PL
ISSAQUAH, WA 98027

CEMARKA VIDMANTAS
1115 NW HONEYWOOD PL
ISSAQUAH, WA 98027

GORRINGE JAMES R+CHARLENE A
1015 NW HONEYWOOD CT
ISSAQUAH, WA 98027

LENNON KEITH+GINA
1051 NW PICKERING ST
ISSAQUAH, WA 98027

DODD PAUL+SHERI
1117 NW PICKERING ST
ISSAQUAH, WA 98027

DAY ALLAN H
1015 NW INNESWOOD DR
ISSAQUAH, WA 98027

VERISTONE HOMES ISSAQUAH 1
1055 NW INNESWOOD DR
ISSAQUAH, WA 98027

DACRUZ JOSE MARCIO+JOAN M
1120 NW HONEYWOOD PL
ISSAQUAH, WA 98027

CARLSON RONALD L+CARLSON ME
1020 NW INNESWOOD DR
ISSAQUAH, WA 98027

SCHLOEMER KATHERINE E
1060 NW INNESWOOD DR
ISSAQUAH, WA 98027

WLEZIEN ROBERT T+FRANCES LO
1120 NW INNESWOOD DR
ISSAQUAH, WA 98027

PRYOR RALPH C
1025 NW HONEYWOOD PL
ISSAQUAH, WA 98027

MALIK HASSAN+QURATULAIN
1077 NW PICKERING ST
ISSAQUAH, WA 98027

WAXSE RYAN C+MARLENE E
1125 NW HONEYWOOD PL
ISSAQUAH, WA 98027

LINNEMANN ANDREW & LEE ANNE
1030 NW HONEYWOOD PL
ISSAQUAH, WA 98027

HUESGEN THOMAS J JR+JILL C
1090 NW GLENWOOD CT
ISSAQUAH, WA 98027

CHEN XUANYI
1125 NW INNESWOOD DR
ISSAQUAH, WA 98027

SMITH SHERYL LYNN
1130 NW GLENWOOD PL
ISSAQUAH, WA 98027

KING COUNTY-PROPERTY SVCS
500 4TH AVE
SEATTLE, WA 98004

ZHANG JUN+ZHANG JUN
995 NW PICKERING ST
ISSAQUAH, WA 98027

MASUI ROBERT S & HEDY H
1130 NW HONEYWOOD PL
ISSAQUAH, WA 98027

NAULT PHILLIP T+CHRISTINE M
720 KALMIA PL NW
ISSAQUAH, WA 98027

ISSAQUAH CITY OF
PO BOX 1307
ISSAQUAH, WA 98027

MCMULLAN JEAN MARY
1130 NW INNESWOOD DR
ISSAQUAH, WA 98027

GILLIAM MARK+DIANE L
735 KALMIA PL NW
ISSAQUAH, WA 98027

HARTIN WILLIAM W JR+SUZANNE
PO BOX 3864
CAREFREE, AZ 85377

HOFFMAN STANLEY S
1135 NW HONEYWOOD PL
ISSAQUAH, WA 98027

MILKIE DANA E+POOLE COLLEEN
740 KALMIA PL NW
ISSAQUAH, WA 98027

TIEN ARTHUR H+JENNIFER S
1135 NW INNESWOOD DR
ISSAQUAH, WA 98027

LI YINGCHU
901 SW KING AVE #12C
PORTLAND, OR 97205

TEFFT EILEEN Y+RANDY
1140 NW HONEYWOOD PL
ISSAQUAH, WA 98027

STUARD JEANETTE L
980 NW HONEYWOOD CT
ISSAQUAH, WA 98027

KEJRIWAL ANUP I
1149 NW PICKERING ST
ISSAQUAH, WA 98027

OLSEN RONALD M+JANET S
985 NW INNESWOOD PL
ISSAQUAH, WA 98027

PICKERING ESTATES HOA
16000 CHRISTENSEN RD STE #303
TUKWILA, WA 98188

WILKISON JAMIE C II+JAMIE C
990 NW HONEYWOOD CT
ISSAQUAH, WA 98027

SUMMIT PICKERING LLC
16000 CHRISTENSEN RD STE #303
TUKWILA, WA 98188

MCCULLOUGH PATRICK K+SHERRI
990 NW INNESWOOD PL
ISSAQUAH, WA 98027

MADIWALE GAURAV
2121 6TH AVE #S508
SEATTLE, WA 98121

CRONK MICHAEL L
995 NW HONEYWOOD CT
ISSAQUAH, WA 98027

Daniel Martinez

From: Jennifer A. Woods
Sent: Monday, August 21, 2017 7:45 AM
To: Daniel Martinez
Subject: FW: Public Comment - SP17-00005, 1055 NW Inneswood Drive Short Plat

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer A. Woods

City of Issaquah | Support Services | Support Specialist
Office: 425-837-3100 | Direct: 425-837-3101
www.issaquahwa.gov

From: Lee Anne Linnemann [mailto:herrlinn@aol.com]
Sent: Friday, August 18, 2017 10:01 PM
To: Valerie Porter ; DSD
Cc: herrlinn@aol.com
Subject: Public Comment - SP17-00005, 1055 NW Inneswood Drive Short Plat

Dear Dan Martinez
Dear Valerie P

We are the homeowners of 1030 NW Honeywood Place (Lot 42, The Woods Issaquah Div 1), which adjoins the property at 1055 NW Inneswood Drive, to which the new owners have submitted plans for the development of 4 private homes on this property filed under SP17-00005. The comments and concerns raised below are to be our formal comments for this application, they are as follows:

- 1) **Mature Tree Removal** - There are 13 trees that have been identified on the Short Plat for removal. Of those 13, there are 2 (T-11, Cedar and T-16, Fir) that are extraordinarily large and mature. I measured the circumference of each at 4.5 feet above the ground, and found that T-11 measured 136 inches (11'4") and T-16 measured 124 inches (10'4"). I am not certain this property has a Native Growth Protection Easement, but would strongly request these 2 trees be evaluated to determine if they would qualify or be considered as Heritage Trees. This are big, beautiful, full trees, that certainly support the wildlife of lower Squak Mt. With the recent removal of such trees for Pickering Estates, we are continually losing mature, old growth trees. We would petition for these 2 trees to remain, and even protected.
- 2) **Drainage** - Given the amount of hard, impermeable surface that will come with 4 homes, I have concerns for the runoff that will be created. In addition, the southeastern corner of the lot is very unstable during the wet, winter months. This shares similar qualities to my own yard, which I find too wet to walk on during the winter months. Our concerns are for adequate drainage and the ability of the ground to support 4 homes. Our recommendation would be to build 3 homes and keep Lot 2 or 3 as a green space.
- 3) **Building Height** - The established character of both Inneswood and The Woods needs to be maintained, and any home over 2 stories will have a negative impact and will be contradictory to the established esthetic. We do not support nor want to see any home over 2 stories, above ground.
- 4) **View** - The loss of 2 large trees (T-11 and T-16) will have a negative impact on our view from the back of our home. In addition, building 2 homes on Lot 3 and Lot 4 will have an equally damaging impact on our views

of Lake Sammamish. I would request that homes on these lots be no more than 1 level. And certainly NOT 3 levels. It would ruin the character of the neighborhood and negatively impact the value of my home.

Please acknowledge receipt of these comments and do not hesitate to contact me regarding any of these.

In addition, I request that we become at Party of Record going forward. Please use the following contact details for this:

Andrew & Lee Anne Linnemann

1030 NW Honeywood Place

Issaquah, WA 98027

herlinn@aol.com



CITY OF
ISSAQUAH
WASHINGTON

SHORT PLAT
NO: _____

Exhibit E

APPROVALS

CITY OF ISSAQUAH

DSD PLANNER	DATE	DSD ENGINEER	DATE
LAND DEVELOPMENT MANAGER/DSD			
DATE			

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NUMBER 2824069231

RECORDING NO.

VOL. /PG.

PORTION OF

S.W. 1/4 OF THE N.W. 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

VERISTONE HOMES ISSAQUAH 1, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

ITS:

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 20__

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
RESIDING AT: _____
MY APPOINTMENT EXPIRES: _____

EXISTING LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°20'58" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET;
THENCE SOUTH 1°39'07" WEST 686.76 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 1°39'07" WEST 9.30 FEET;
THENCE SOUTH 32°47'53" EAST 183.29 FEET;
THENCE SOUTH 88°20'58" EAST 212.25 FEET;
THENCE NORTH 15°40'31" WEST 168.07 FEET;
THENCE NORTH 88°20'58" WEST 265.87 FEET TO THE TRUE POINT OF BEGINNING.

PROPOSED LEGAL DESCRIPTIONS

LOT 1

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET;
THENCE SOUTH 1°43'11" WEST 686.76 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°16'54" EAST, A DISTANCE OF 157.41 FEET;
THENCE SOUTH 00°31'35" EAST, A DISTANCE OF 71.64 FEET;
THENCE NORTH 88°16'54" WEST, A DISTANCE OF 117.49 FEET;
THENCE NORTH 32°43'49" WEST, A DISTANCE OF 75.53 FEET;
THENCE NORTH 01°43'11" EAST, A DISTANCE OF 9.30 FEET TO THE TRUE POINT OF BEGINNING.

LOT 2

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET;
THENCE SOUTH 1°43'11" WEST 686.76 FEET;
THENCE SOUTH 88°16'54" EAST, A DISTANCE OF 157.41 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°16'54" EAST, A DISTANCE OF 108.46 FEET;
THENCE SOUTH 15°36'27" EAST, A DISTANCE OF 93.59 FEET;
THENCE NORTH 80°42'15" WEST, A DISTANCE OF 134.71 FEET;
THENCE NORTH 00°31'35" WEST, A DISTANCE OF 71.64 FEET TO THE TRUE POINT OF BEGINNING.

LOT 3

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET;
THENCE SOUTH 1°43'11" WEST 696.06 FEET;
THENCE SOUTH 32°43'49" EAST, A DISTANCE OF 75.53 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 32°43'49" EAST, A DISTANCE OF 107.76 FEET;
THENCE SOUTH 88°16'54" EAST, A DISTANCE OF 98.58 FEET;
THENCE NORTH 23°36'10" WEST, A DISTANCE OF 98.30 FEET;
THENCE NORTH 88°16'54" WEST, A DISTANCE OF 117.49 FEET TO THE TRUE POINT OF BEGINNING.

LOT 4

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET;
THENCE SOUTH 1°43'11" WEST 696.06 FEET;
THENCE SOUTH 32°43'49" EAST, A DISTANCE OF 183.29 FEET;
THENCE SOUTH 88°16'54" EAST, A DISTANCE OF 98.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°16'54" EAST, A DISTANCE OF 113.67 FEET;
THENCE NORTH 15°36'27" WEST, A DISTANCE OF 74.48 FEET;
THENCE NORTH 80°42'15" WEST, A DISTANCE OF 134.71 FEET;
THENCE SOUTH 23°36'10" EAST, A DISTANCE OF 98.30 FEET TO THE TRUE POINT OF BEGINNING.

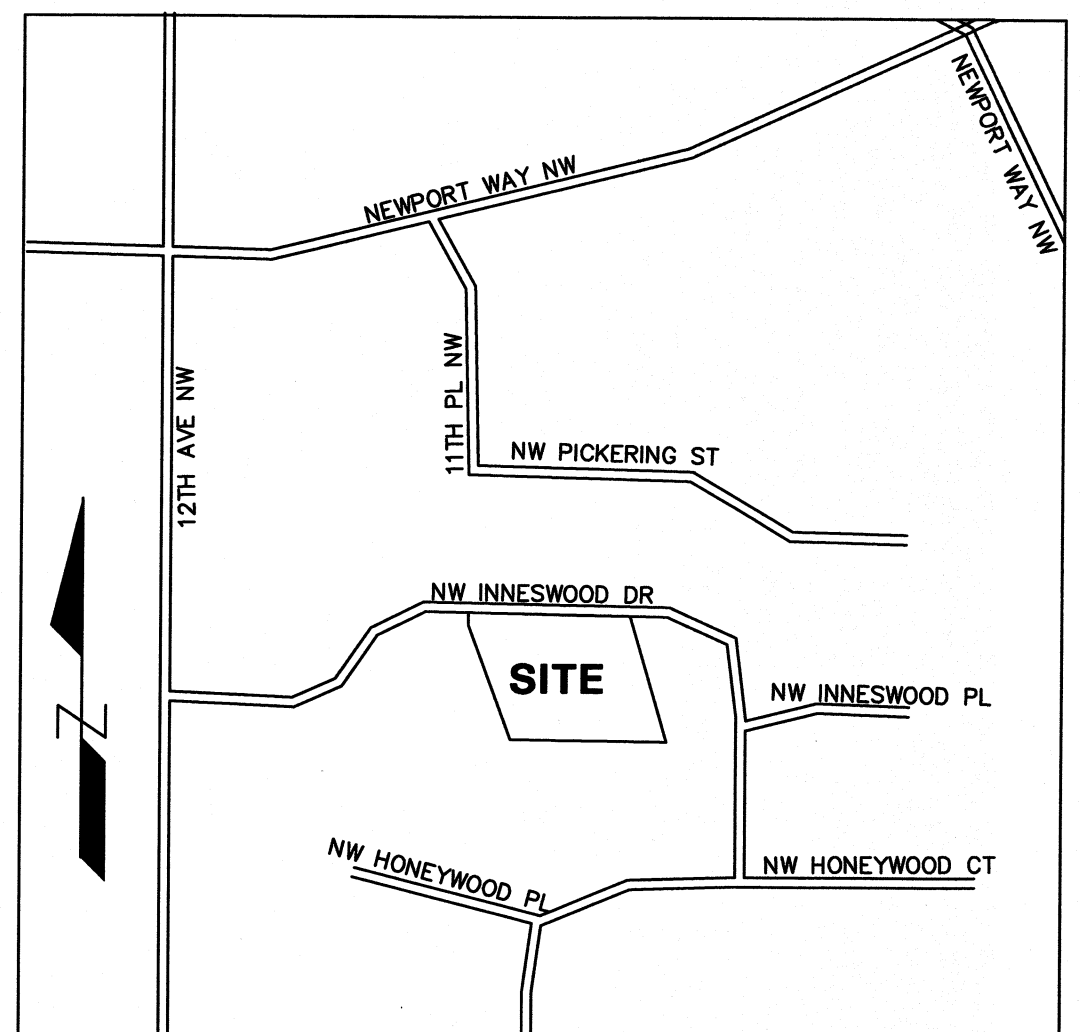
FIRST AMERICAN TITLE COMPANY

GUARANTEE NO. 2937213

DATED AUGUST 17, 2017

SCHEDULE B

- EASEMENT FOR ROAD, RECORDED JULY 14, 1958 UNDER RECORDING NUMBER 491218, AFFECTING THE WESTERLY 30 FEET OF SAID PREMISES. (SHOWN ON THIS SURVEY)
- TERMS AND CONDITIONS OF THE WATER EASEMENT GRANTED OVER OTHER PROPERTY RECORDED DECEMBER 7, 1959 UNDER RECORDING NUMBER 5110091. (THIS EASEMENT IS IN FORCE ONLY AS LONG AS THE WELL EXISTS. THE WELL HAS BEEN REPLACED WITH CITY WATER.)
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT, RECORDED JULY 14, 1958 UNDER RECORDING NO. 4921218.
- RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS.



VICINITY MAP
SCALE: NTS

RECORDER'S CERTIFICATE.....

FILED FOR RECORD THIS.....DAY OF.....,20.....
AT.....M IN BOOK.....OF..... AT PAGE..... AT
THE REQUEST OF STEVEN D. McCASKEY.

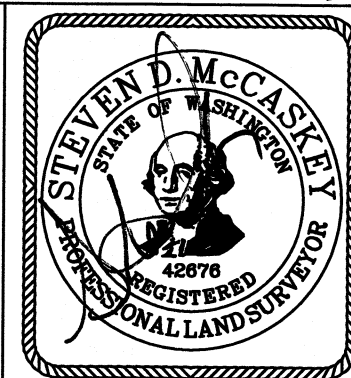
MANAGER

SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF _____ TY PENDERGRAFT
IN AUGUST _____, 2017

CERTIFICATE NO. 42676



1-12-18

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

DWN. BY:
JEF

DATE:
01/12/18

JOB NO.
17518

CHKD. BY:
SDM

SCALE:
N/A

SHEET:
1 OF 2

SHORT PLAT
NO: _____

MERIDIAN

NAD83 - 2011

BASIS OF BEARING

N88°16'54"W BETWEEN FOUND MONUMENTS ON NW INNESWOOD DRIVE

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-1030-090.

RECORDING NO.

VOL./PG.

PORTION OF

S.W. 1/4 OF THE N.W. 14 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

N. LINE OF SW 1/4 OF NW 1/4 SEC. 28

NW CORNER OF
SW 1/4, NW 1/4
S. 28, T. 24 N., R. 6 E.

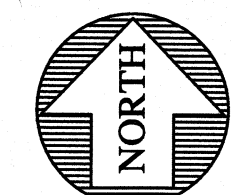
(S88°20'58"E DEED)
S88°16'54"E
445.30'

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- FFE FINISHED FLOOR ELEVATION
- ⊗ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊕ WATER METER
- ⊞ IRRIGATION CONTROL VALVE
- ⊗ SEWER MANHOLE
- CATCH BASIN
- ⊙ SIGN POST
- WOOD FENCE
- SD — SD — STORM LINE
- S — S — SEWER LINE
- W — W — WATER LINE
- ⊞ ROCKERY
- ⊞ GAS METER
- ⊞ ALDER
- ⊞ FIR
- ⊞ CEDAR
- ⊞ MAPLE
- ⊞ WILLOW

● REBAR AND CAP TO BE SET
LS# 42676

(18.19') EASEMENT DIMENSION



0 5 10 20 30

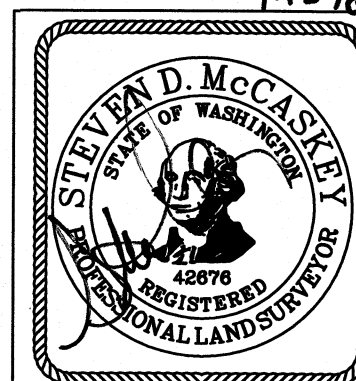
SCALE 1" = 30'

EASEMENT NOTES

1. THE 15 FOOT PRIVATE ACCESS AND UTILITY EASEMENT SHOWN OVER AND ACROSS THE WEST 15 FEET OF LOT 2 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 4 UPON THE RECORDING OF THIS PLAT. THE OWNER OF LOT 4 SHALL HAVE THE RESPONSIBILITY FOR MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THE PAVED ACCESS WITHIN THE PRIVATE EASEMENT AND THE OWNER OF LOT 4 SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE OWNER OF LOT 4 IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES IN SAID EASEMENT SERVING LOT 4 AND WHEN NECESSARY TO MAINTAIN, REPAIR, CLEAN OR RECONSTRUCT PRIVATE UTILITY FACILITIES SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.
2. THE 15 FOOT PRIVATE ACCESS AND UTILITY EASEMENT SHOWN OVER AND ACROSS THE WESTERLY 15 FEET OF LOT 1 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 3 UPON THE RECORDING OF THIS PLAT. THE OWNER OF LOT 3 SHALL HAVE THE RESPONSIBILITY FOR MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THE PAVED ACCESS WITHIN THE PRIVATE EASEMENT AND THE OWNER OF LOT 3 SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE OWNER OF LOT 3 IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES IN SAID EASEMENT SERVING LOT 3 AND WHEN NECESSARY TO MAINTAIN, REPAIR, CLEAN OR RECONSTRUCT PRIVATE UTILITY FACILITIES SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.
3. THE 15 FOOT PRIVATE SANITARY SEWER EASEMENT SHOWN OVER AND ACROSS THE WESTERLY 15 FEET AND THE SOUTH 7.5 FEET OF LOT 1 AND THE NORTH 7.5 FEET OF LOT 3, IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 2, 3 AND 4. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE SANITARY SEWER SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE PRIVATE SANITARY SEWER SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO MAINTAIN, REPAIR, CLEAN OR RECONSTRUCT THE PRIVATE SANITARY SEWER SYSTEM, THE PROPERTY OWNER(S) TO WHOM THE EASEMENT BENEFITS SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

REFERENCE

PLAT OF THE WOODS AT ISSAQUAH
DIVISION NO. 1
VOL. 110, PAGES 31-33
REC. NO. 7904241112



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

DWN. BY: JEF	DATE: 01/12/2018	JOB NO. 17518
CHKD. BY: SDM	SCALE: 1"=30'	SHEET: 2 OF 2

When Recorded, Return to:
Encompass Engineering and Surveying
165 NE Juniper Street, Suite 201
Issaquah, WA 98027

Document Title:	PRIVATE SEWER EASEMENT
Grantor:	Veristone Homes Issaquah 1, LLC
Grantee:	Veristone Homes Issaquah 1, LLC
Legal Descriptions:	THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET; THENCE SOUTH 1°43'11" WEST 686.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1°43'11" WEST, 9.30 FEET; THENCE SOUTH 32°43'49" EAST, 183.29 FEET; THENCE SOUTH 88°16'54" EAST, 212.25 FEET; THENCE NORTH 15°36'27" WEST, 168.07 FEET; THENCE NORTH 88°16'54" WEST, 265.87 FEET TO THE TRUE POINT OF BEGINNING.
Grantor Parcel Nos.:	2824069231
Grantee Parcel Nos.:	2824069231

PRIVATE SEWER EASEMENT

THIS INSTRUMENT made this ____ day of _____, 2018, by and between the owners of Lots 1, 2, 3 and 4, Veristone Short Plat, Veristone Homes Issaquah 1, LLC ("Grantor") and the owners of Lots 1, 2, 3 and 4 Veristone Short Plat, ("Grantee"):

That Grantor(s) for and in consideration of mutual benefits derived does grant to Grantee, its successors and /or assigns, easements for private sewer utilities, over, across and upon the

I hereby certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and acknowledged that (he/she) signed this instrument on his behalf and acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of Veristone Homes Issaquah 1, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary Seal

_____ (Print Name)

Residing at _____

My appointment expires: _____

EXHIBIT A
EASEMENT LEGAL DESCRIPTION

15' PRIVATE SEWER EASEMENT

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET;

THENCE SOUTH 1°43'11" WEST 686.76 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01°43'11" WEST, A DISTANCE OF 9.30 FEET;

THENCE SOUTH 32°43'49" EAST, A DISTANCE OF 84.62 FEET;

THENCE SOUTH 88°16'54" EAST, A DISTANCE OF 115.89 FEET;

THENCE NORTH 23°36'10" WEST, A DISTANCE OF 8.30 FEET;

THENCE NORTH 00°31'35" EAST, A DISTANCE OF 7.51 FEET;

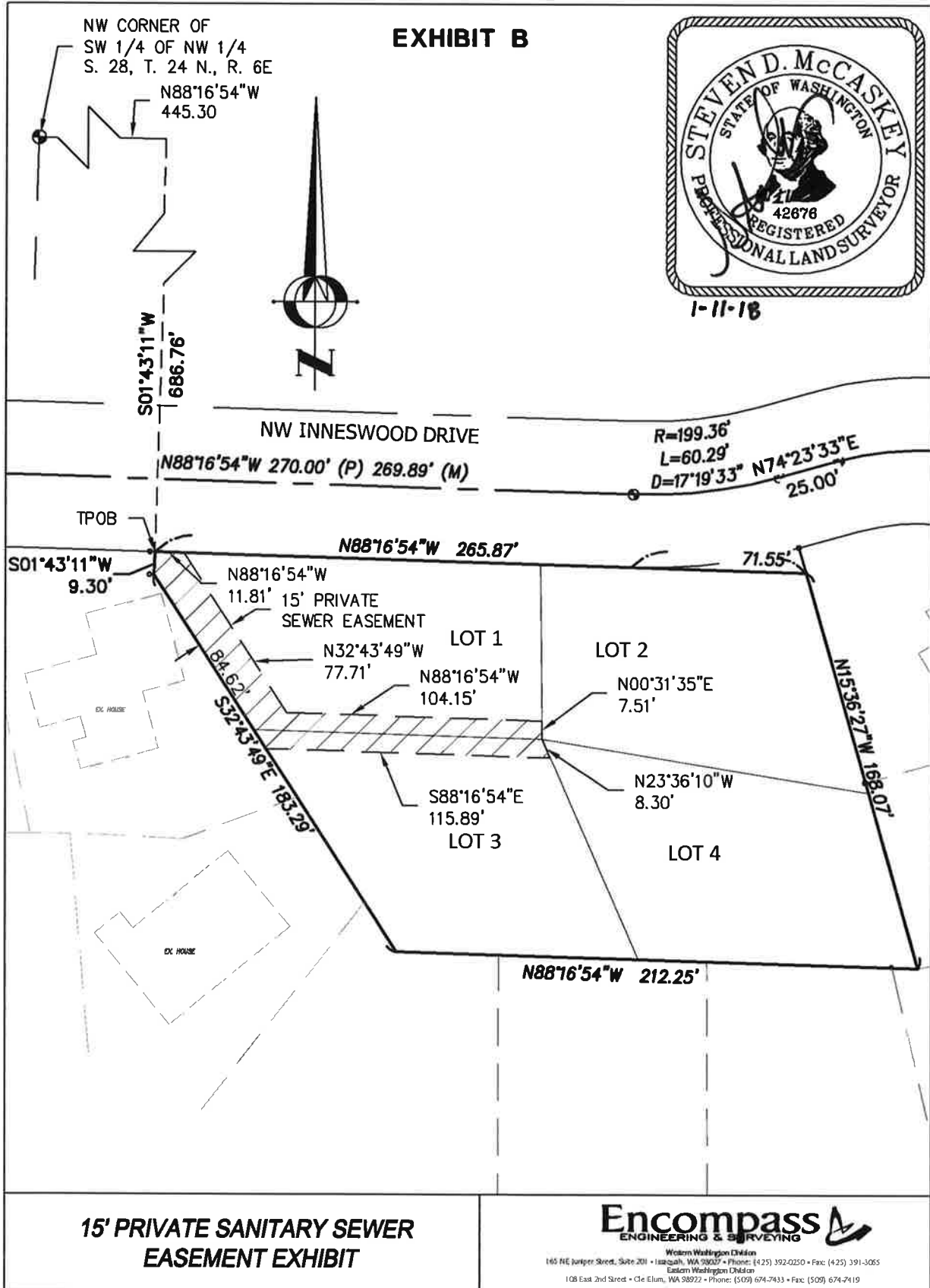
THENCE NORTH 88°16'54" WEST, A DISTANCE OF 104.15 FEET;

THENCE NORTH 32°43'49" WEST, A DISTANCE OF 77.71 FEET;

THENCE NORTH 88°16'54" WEST, A DISTANCE OF 11.81 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS APPROXIMATELY 2,911 SQUARE FEET.





When Recorded, Return to:
Encompass Engineering and Surveying
165 NE Juniper Street, Suite 201
Issaquah, WA 98027

Document Title:	PRIVATE ACCESS AND UTILITY EASEMENT
Grantor:	Veristone Homes Issaquah 1, LLC
Grantee:	Veristone Homes Issaquah 1, LLC
Legal Descriptions:	THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET; THENCE SOUTH 1°43'11" WEST 686.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1°43'11" WEST, 9.30 FEET; THENCE SOUTH 32°43'49" EAST, 183.29 FEET; THENCE SOUTH 88°16'54" EAST, 212.25 FEET; THENCE NORTH 15°36'27" WEST, 168.07 FEET; THENCE NORTH 88°16'54" WEST, 265.87 FEET TO THE TRUE POINT OF BEGINNING.
Grantor Parcel Nos.:	2824069231
Grantee Parcel Nos.:	2824069231

PRIVATE ACCESS AND UTILITY EASEMENT

THIS INSTRUMENT made this ____ day of _____, 2018, by and between the owners of Lots 1 and 3, Veristone Short Plat, Veristone Homes Issaquah 1, LLC ("Grantor") and the owners of Lots 1 and 3 Veristone Short Plat, ("Grantee"):

That Grantor(s) for and in consideration of mutual benefits derived does grant to Grantee, its successors and /or assigns, easements for access and private utilities, over, across and upon the

I hereby certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and acknowledged that (he/she) signed this instrument on his behalf and acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of Veristone Homes Issaquah 1, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary Seal

_____ (Print Name)

Notary Public

Residing at

My appointment expires:

EXHIBIT A
EASEMENT LEGAL DESCRIPTION

15' PRIVATE ACCESS & UTILITY EASEMENT

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET;

THENCE SOUTH 1°43'11" WEST 686.76 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01°43'11" WEST, A DISTANCE OF 9.30 FEET;

THENCE SOUTH 32°43'49" EAST, A DISTANCE OF 75.53 FEET;

THENCE SOUTH 88°16'54" EAST, A DISTANCE OF 18.19 FEET;

THENCE NORTH 32°43'49" WEST, A DISTANCE OF 86.81 FEET;

THENCE NORTH 88°16'54" WEST, A DISTANCE OF 11.81 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS APPROXIMATELY 1,272 SQUARE FEET.

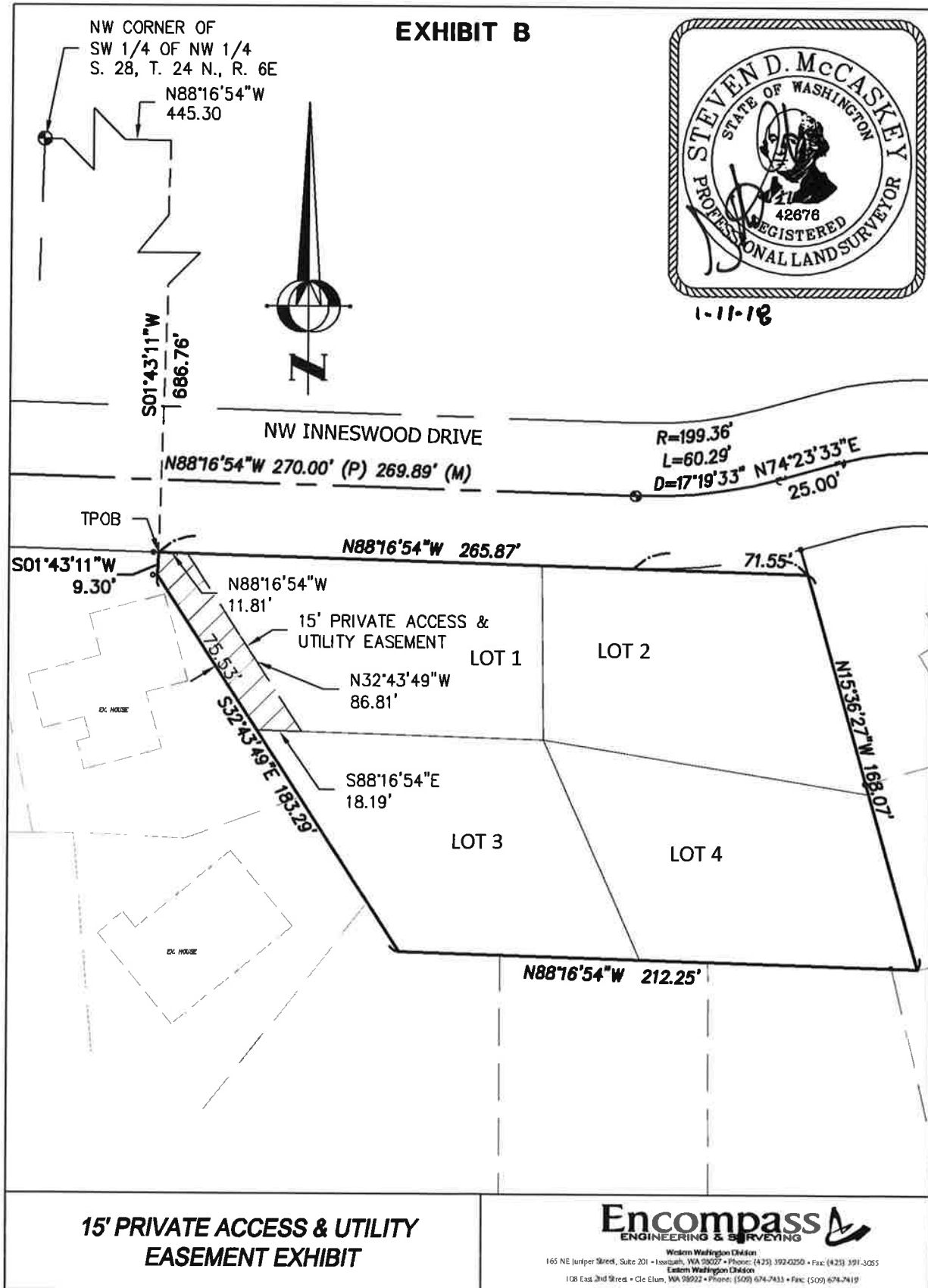


1-11-18

EXHIBIT B



1-11-18



When Recorded, Return to:
Encompass Engineering and Surveying
165 NE Juniper Street, Suite 201
Issaquah, WA 98027

Document Title:	PRIVATE ACCESS AND UTILITY EASEMENT
Grantor:	Veristone Homes Issaquah 1, LLC
Grantee:	Veristone Homes Issaquah 1, LLC
Legal Descriptions:	THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°16'54" EAST ALONG THE NORTH LINE THEREOF 445.30 FEET; THENCE SOUTH 1°43'11" WEST 686.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1°43'11" WEST, 9.30 FEET; THENCE SOUTH 32°43'49" EAST, 183.29 FEET; THENCE SOUTH 88°16'54" EAST, 212.25 FEET; THENCE NORTH 15°36'27" WEST, 168.07 FEET; THENCE NORTH 88°16'54" WEST, 265.87 FEET TO THE TRUE POINT OF BEGINNING.
Grantor Parcel Nos.:	2824069231
Grantee Parcel Nos.:	2824069231

PRIVATE ACCESS AND UTILITY EASEMENT

THIS INSTRUMENT made this _____ day of _____, 2018, by and
between the owners of Lots 2 and 4, Veristone Short Plat, Veristone Homes Issaquah 1, LLC
("Grantor") and the owners of Lots 2 and 4 Veristone Short Plat, ("Grantee"):

That Grantor(s) for and in consideration of mutual benefits derived does grant to Grantee, its
successors and /or assigns, easements for access and private utilities, over, across and upon the

I hereby certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and acknowledged that (he/she) signed this instrument on his behalf and acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of Veristone Homes Issaquah 1, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary Seal

(Print Name)

Notary Public

Residing at _____

My appointment expires: _____

EXHIBIT A
EASEMENT LEGAL DESCRIPTION

15' PRIVATE ACCESS & UTILITY EASEMENT

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH $88^{\circ}16'54''$ EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 445.30 FEET;

THENCE SOUTH $1^{\circ}43'11''$ WEST, A DISTANCE OF 686.76 FEET;

THENCE SOUTH $88^{\circ}16'54''$ EAST, A DISTANCE OF 157.41 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ}31'35''$ EAST, A DISTANCE OF 71.64 FEET;

THENCE SOUTH $80^{\circ}42'15''$ EAST, A DISTANCE OF 15.22 FEET;

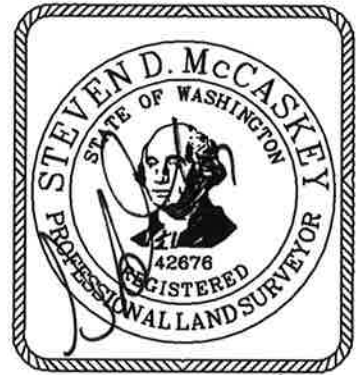
THENCE NORTH $00^{\circ}31'35''$ WEST, A DISTANCE OF 73.65 FEET;

THENCE NORTH $88^{\circ}16'54''$ WEST, A DISTANCE OF 15.01 FEET TO THE TRUE POINT OF BEGINNING.

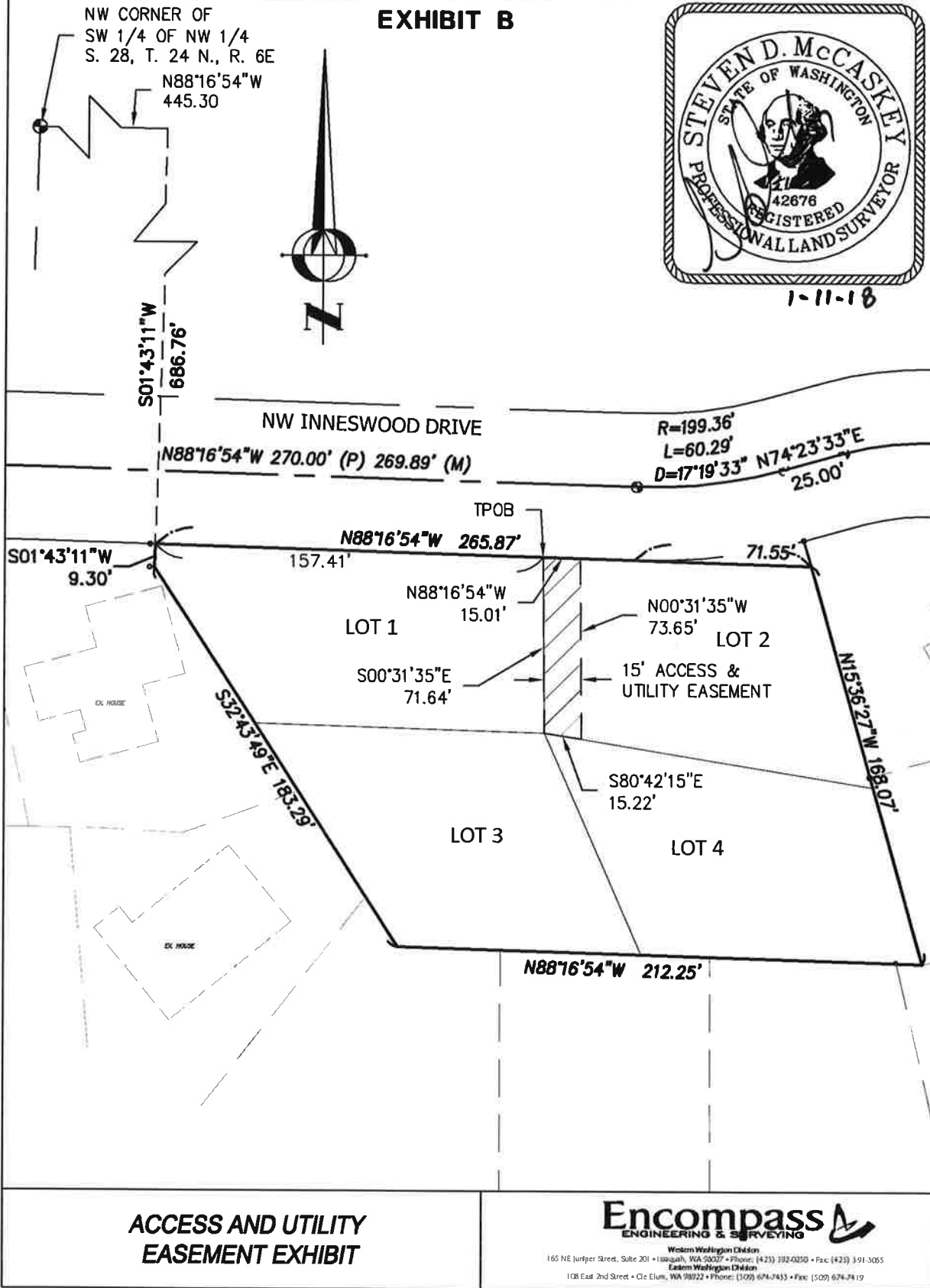
SAID EASEMENT CONTAINS APPROXIMATELY 1,090 SQUARE FEET.



EXHIBIT B



1-11-18



**ACCESS AND UTILITY
EASEMENT EXHIBIT**

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juriper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0350 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419